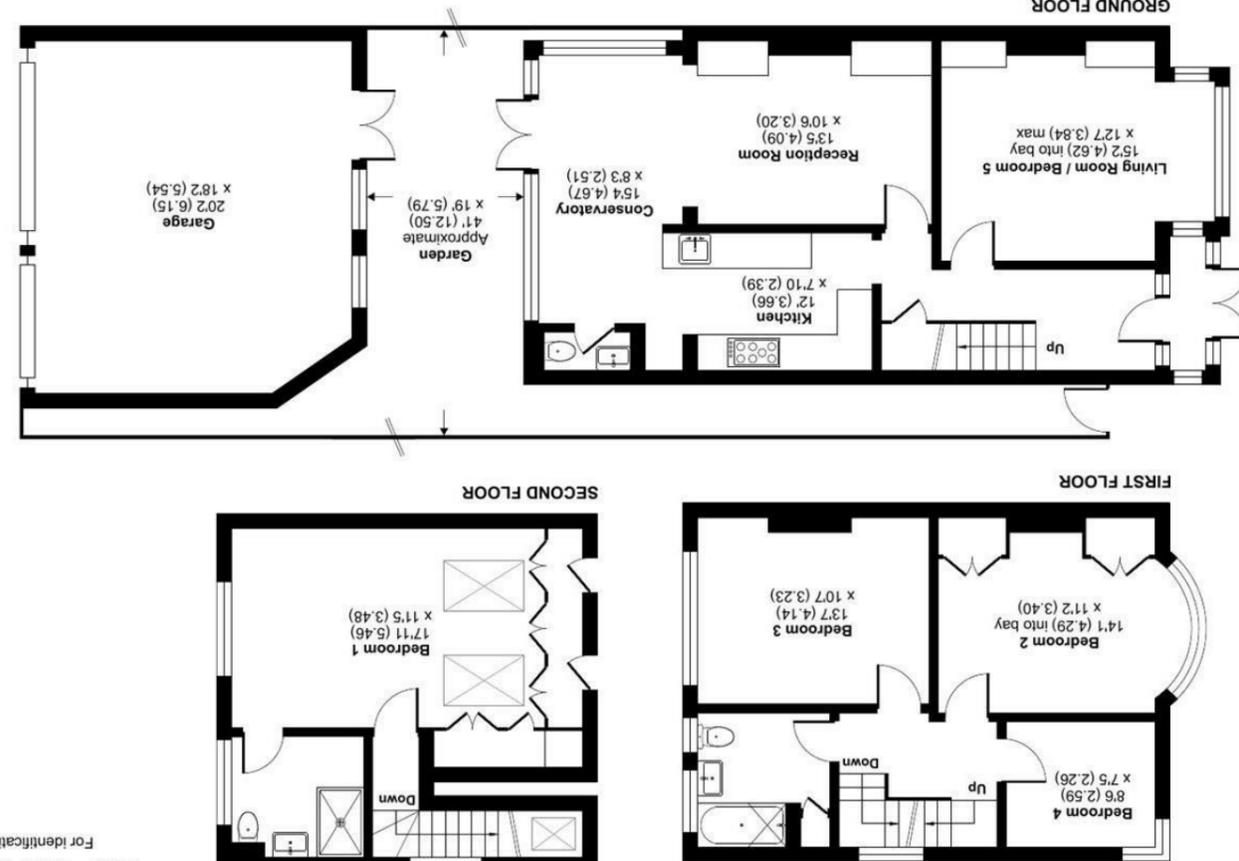



 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
 Produced for Silverman Black Estate Agents. REF: 917388



**GROUND FLOOR**

- Living Room / Bedroom 5: 152 (4.62) into bay x 127 (3.84) max
- Reception Room: 135 (4.09) x 106 (3.20)
- Kitchen: 12 (3.66) x 7.10 (2.39)
- Conservatory: 15.4 (4.67) x 8.3 (2.51)
- Garden: 4.1 (12.50) x 1.9 (5.79) Approximate
- Garage: 20.2 (6.15) x 18.2 (5.54)

**FIRST FLOOR**

- Bedroom 2: 14.1 (4.29) into bay x 11.2 (3.40)
- Bedroom 3: 13.7 (4.14) x 10.7 (3.23)
- Bedroom 4: 8.6 (2.59) x 7.5 (2.26)

**SECOND FLOOR**

- Bedroom 1: 17.11 (5.46) x 11.5 (3.48)

Approximate Area = 1568 sq ft / 146 sq m  
 Garage = 359 sq ft / 33 sq m  
 Total = 1927 sq ft / 179 sq m  
 For identification only - Not to scale

**Manor Road North, Wallington, SM6**



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 24 Manor Road North

Wallington, SM6 7NT

Offers Over £675,000

Open Day - Saturday 19th November 2022. Silverman Black is delighted to offer this exceptionally spacious and beautifully presented four/five bedroom, extended semi detached house located in a popular residential area affording easy access to several local BR stations and only 5 minutes walk (0.2 miles) from Wallington County Boys Grammar School. Stylishly extended and upgraded, the ground floor accommodation incorporates a new cloakroom facility, a large separate living room and a vast open plan kitchen/dining room/TV room facility (both with oak book shelving & "dwarf" storage cupboards) with doors opening out onto a fantastic "easy maintenance", west facing garden - perfect for parties, BBQs or just a quiet coffee on a Summer's morning! Upstairs, the original first floor accommodation (two x double rooms with built in wardrobes; 1 x single and the family bathroom) has been enhanced with a massive master bedroom/loft extension, complete with a luxury en-suite shower room. Externally, the property offers a sizable paved & enclosed area to the front, a tiered & landscaped rear garden, extending around 50 ft and a sizable double garage accessed from a private slip road. Wallington town centre and BR station and the facilities at Carshalton Village are located only 0.5 miles away (10 minutes walk), whilst Hackbridge BR station is 1 mile distant. Perfectly located for access to five local Grammar Schools including Wallington Girls, the boy's County Grammar School is only a five minute walk away. Being sold vacant and with no onward chain, we strongly recommend viewing this chic and characterful home. Call today to book your viewing appointment.



- Open Day - Saturday 19th November - Call today to book your appointment
- A much extended and beautifully presented four/five bedroom semi detached house which has been skillfully and lovingly upgraded by previous owners
- Full vacant possession with no onward chain
- Ground floor accommodation incorporates a separate living room/bed 5; a vast open plan living/kitchen area, a WC and double doors to a west facing, landscaped garden,.
- Two double bedrooms, a single bedroom and the family bathroom on the first floor and a huge master bedroom with en-suite shower room on the top floor
- Paved and landscaped front and rear gardens, detached double garage with access from a private slip road.
- Luxurious kitchen and bathroom facilities, fantastic decorative condition
- EPC rating D (65/79); Council Tax Banding E; Freehold
- 0.5 miles to Wallington BR station, town centre and Carshalton Village, 0.2 miles to Wallington County Grammar.
- Viewing strongly recommended

